

CITY OF MINNEAPOLIS

At a Glance: East Phillips Neighborhood

Department of Regulatory Services

November 12, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

East Phillips Profile

as of 11/12/14

Total Parcels	821
Parcels w/ land use detail	816
Rental licenses	270
Parcels with Rental Licenses	238
Rental units	828
Average rental units	3.07
Rentals / total residential	38%

All violations & police calls	Parcels	Violations
Interior violations	169	623
Exterior violations	76	260
Fire violations	36	87
Nuisance violations	312	658
All violations	408	2119
Total police calls	476	7475

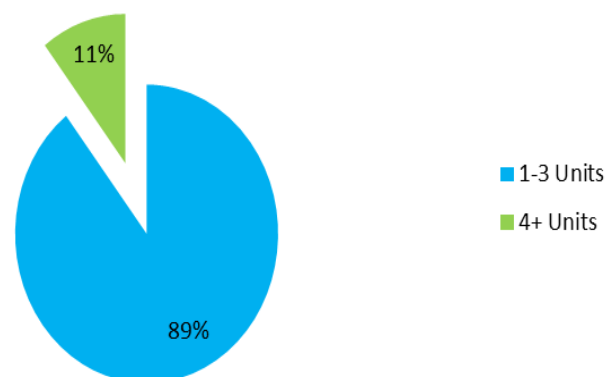
Parcels with Serious Flags	Past 2 years	Current
VBR	16	6
Condemned	4	8
Illegal Occupancy	16	6
PPU	2	0
Good Cause 7+ scores	1	1
COP	7	7
Abate list	68 (6 months)	68

Rental Licenses by			
Unit Count	Count	%	%
1	115	48.3%	48.3%
2	82	34.5%	82.8%
3	6	2.5%	89.5%
4	10	4.2%	89.9%
5-10	11	4.6%	94.1%
11-15	7	2.9%	97.0%
16-20	2	0.8%	97.8%
21-30	2	0.8%	98.6%
31+	3	1.3%	100.0%
Grand Total	238	100.0%	100%

Land Use Assessor		
(when descriptions available)	Count	%
Vehicle Related Use	04	0.49%
*Group Residence	01	0.12%
*Mixed Comm., Res, Apt.	09	1.10%
Office	06	0.74%
Retail	07	0.86%
Institution, School, Church	07	0.86%
Comm Work Shop	04	0.49%
Industrial warehouse/factory	10	1.23%
Bar, Restaurant, Club, Entertain.	01	0.12%
Utility	00	0.00%
*Multi Family (Residential)	178	21.81%
*Single Family (Residential)	445	54.53%
Sport or Recreation Facility	05	0.61%
Garage or Misc Residential	38	4.66%
Vacant Land	99	12.13%
Grand Total	816	100.00%

*Includes Residential Use

Rental License Breakdown by Type



East Phillips Demographic Profile

East Phillips Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	3795	1465	2330	1889	1906	1265	1098	167
Percentage	100.0%	38.6%	61.4%	49.8%	50.2%	100.0%	86.8%	13.2%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	634	1747	594	232	77	8	247
Percentage	16.70%	46.00%	15.70%	12.90%	2.00%	0.20%	6.50%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	774	397	470	189	70	1625	1641	816	180	102
Percentage	40.7%	20.9%	24.7%	9.9%	3.7%	49.8%	50.2%	74.3%	16.4%	9.3%

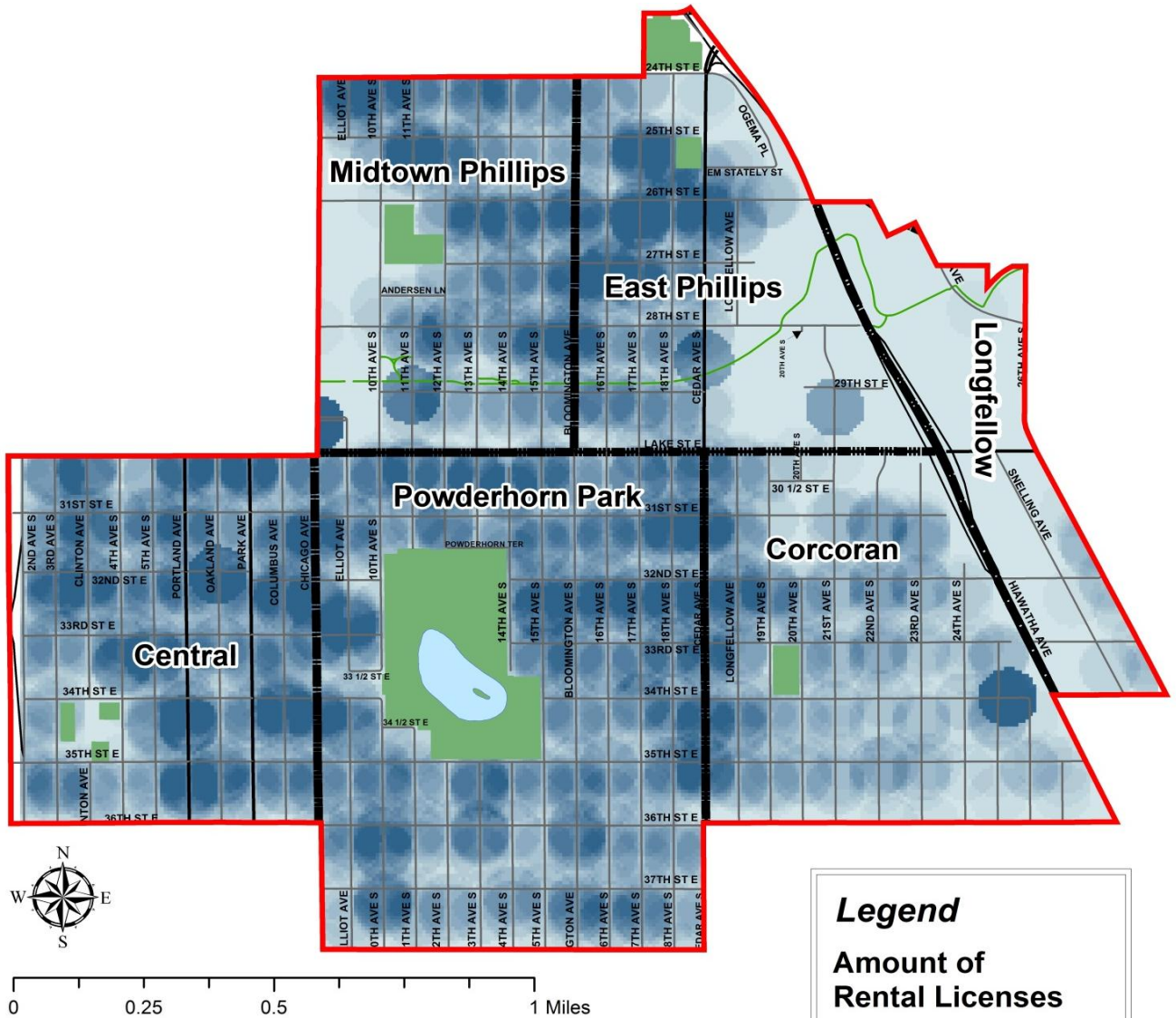
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

Ward 9 Rental Properties



Legend

Amount of Rental Licenses



Neighborhood Boundaries

Parks

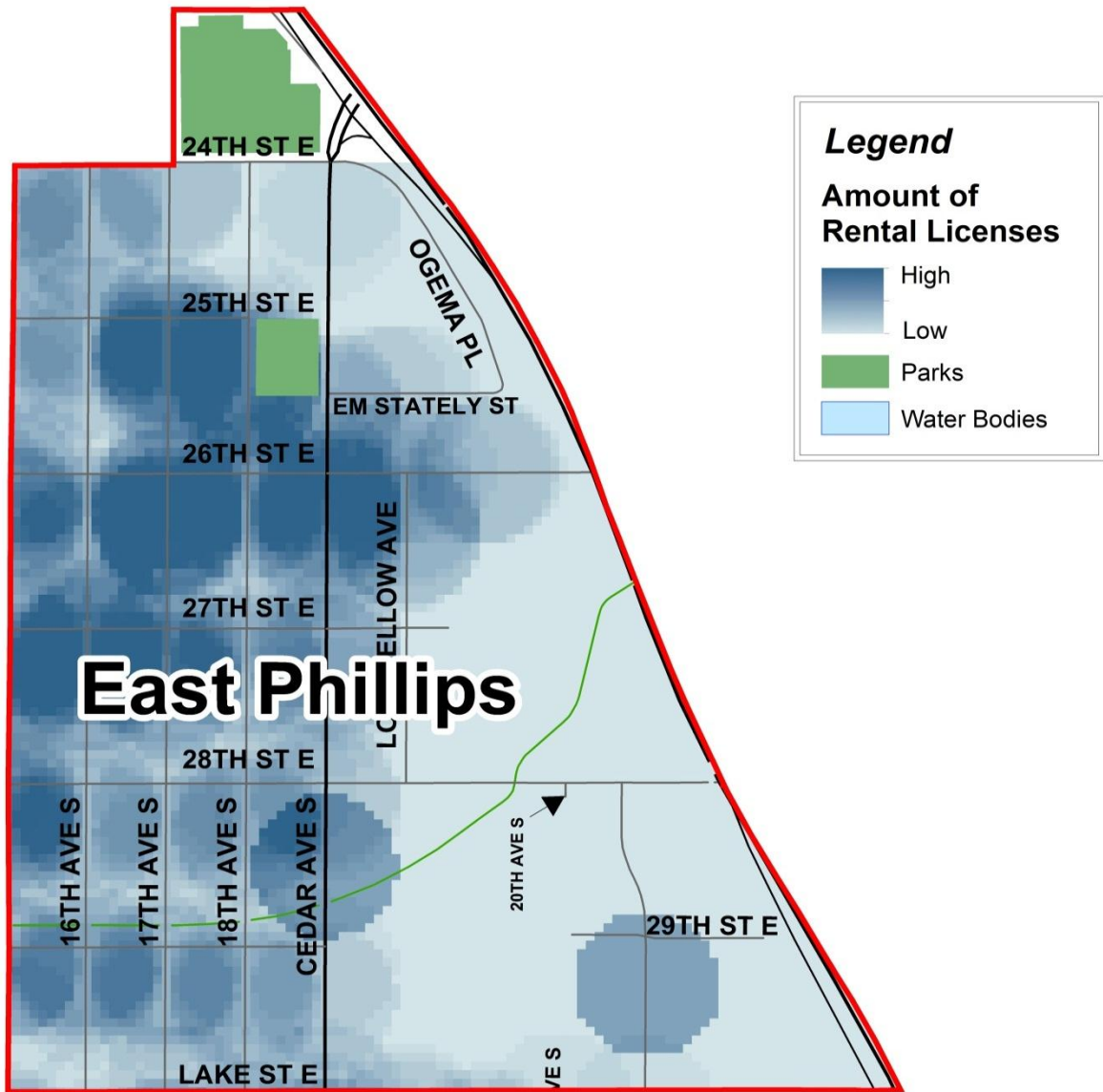
Water Bodies

Summary

Neighborhood	Number of Rentals
Central	455
Corcoran	259
East Phillips	238
Longfellow	20
Midtown Phillips	294
Powderhorn Park	638
Total:	1904

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Regulatory Services
Erik Lundborg - Student Intern
October 22, 2014

East Phillips Rental Properties



0 0.1 0.2 0.4 Miles

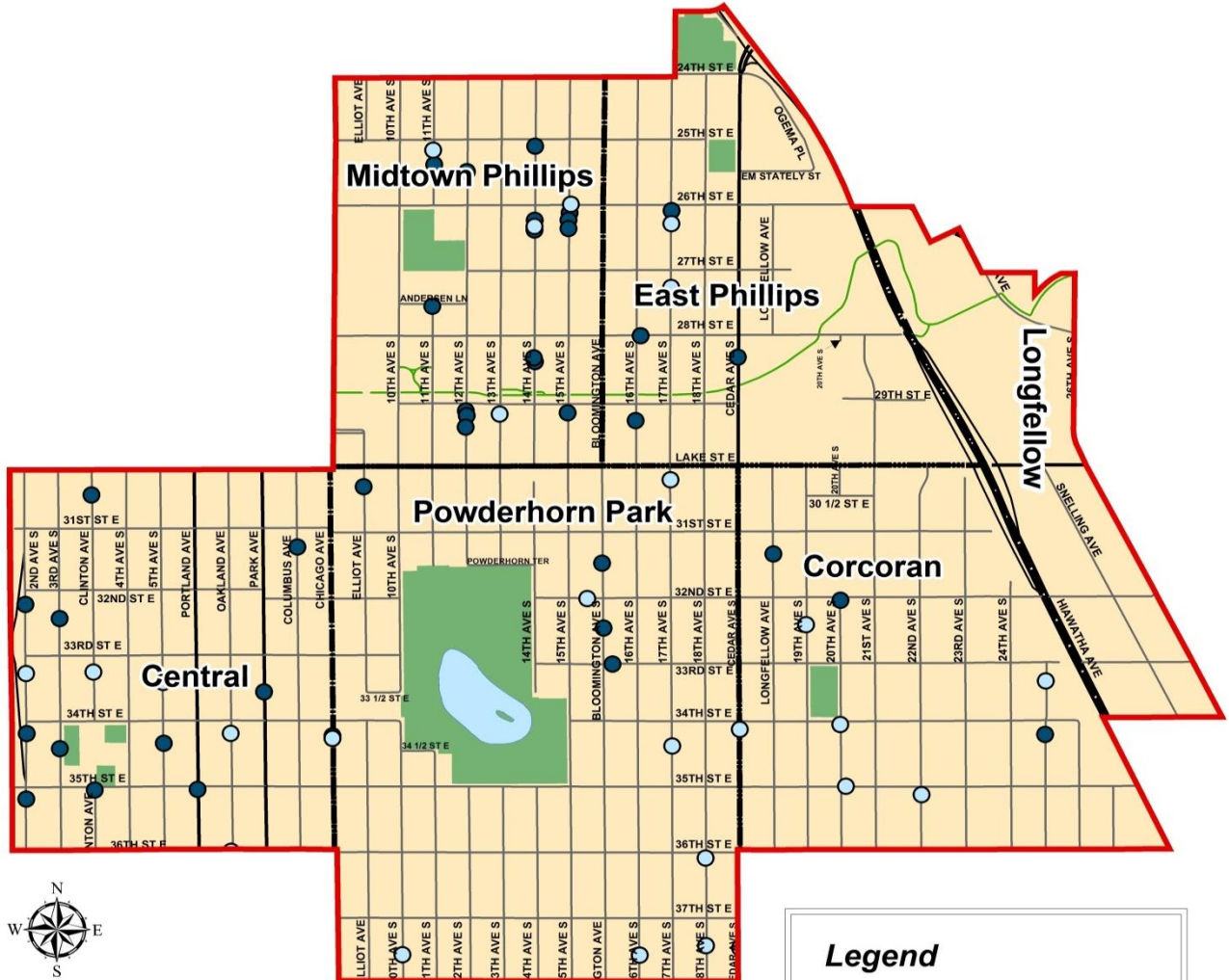


Summary

Neighborhood	Number of Rentals
East Phillips	238
Ward 9 Total:	1904

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Glendon Haslerud - Regulatory Services Intern
October 30, 2014

Ward 9 Condemned and Vacant (VBR) Properties



0 0.25 0.5 1 Miles

Summary

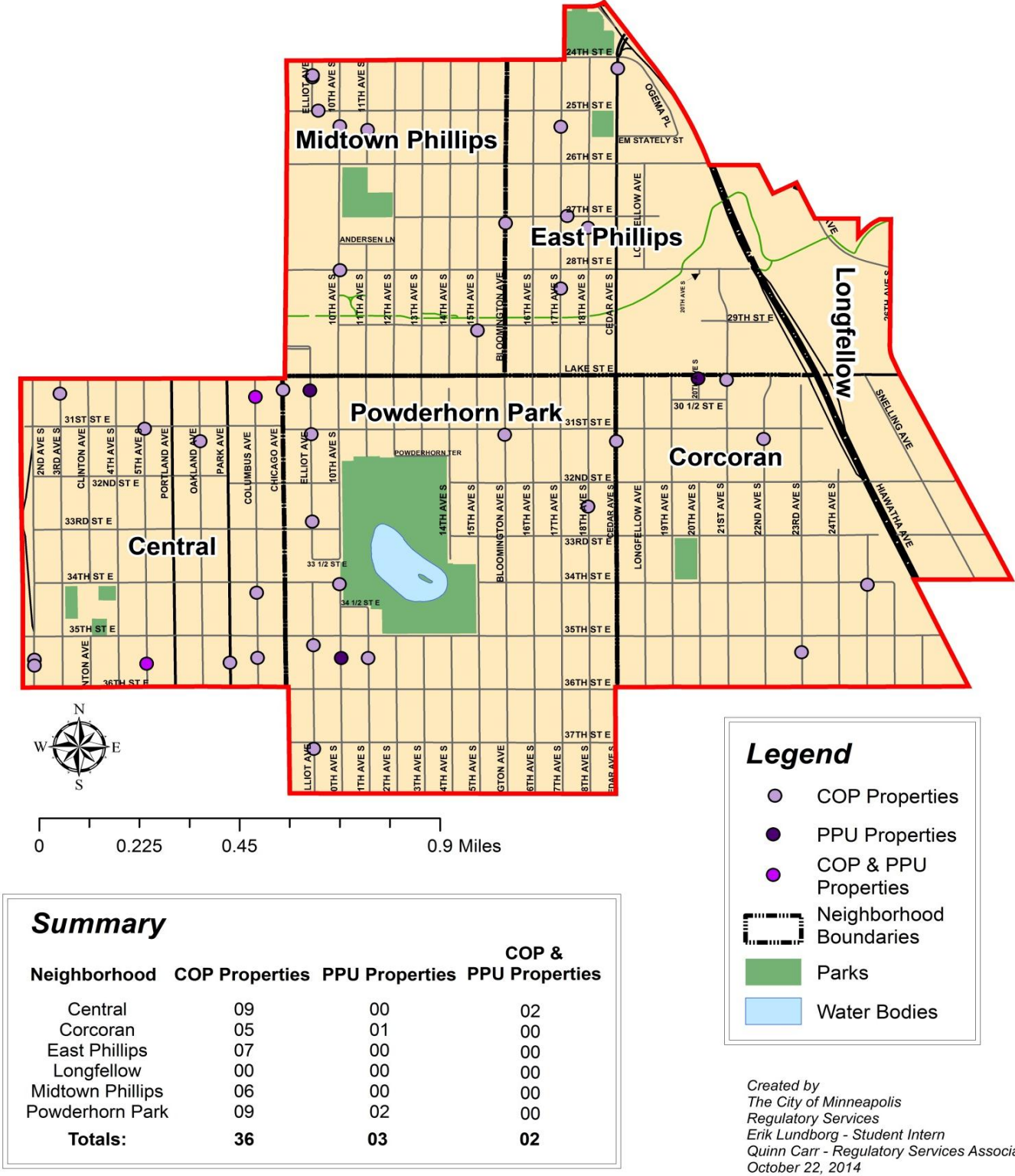
Neighborhood	VBR Properties	VBR & Condemned Properties
Central	06	12
Corcoran	06	03
East Phillips	02	04
Longfellow	00	00
Midtown Phillips	04	15
Powderhorn Park	08	04
Totals:	26	38

Legend

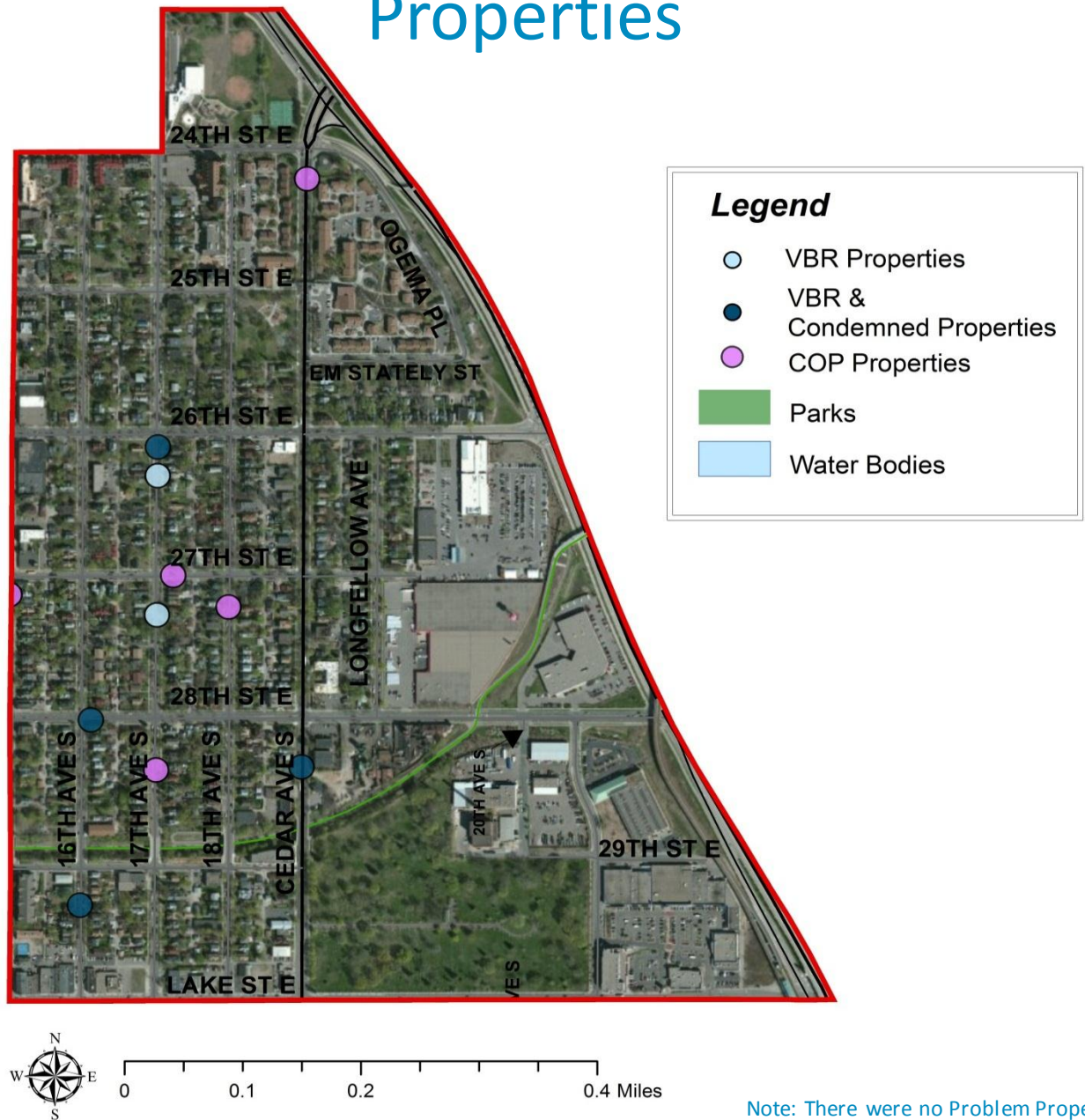
- VBR Properties
- VBR & Condemned Properties
- Neighborhood Boundaries
- Parks
- Water Bodies

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Quinn Carr-Regulatory Services Associate
October 22, 2014

Ward 9 Conduct on Premise (COP) & Problem Properties (PPU)



East Phillips Condemned, Vacant (VBR), and Conduct on Premise (COP) Properties



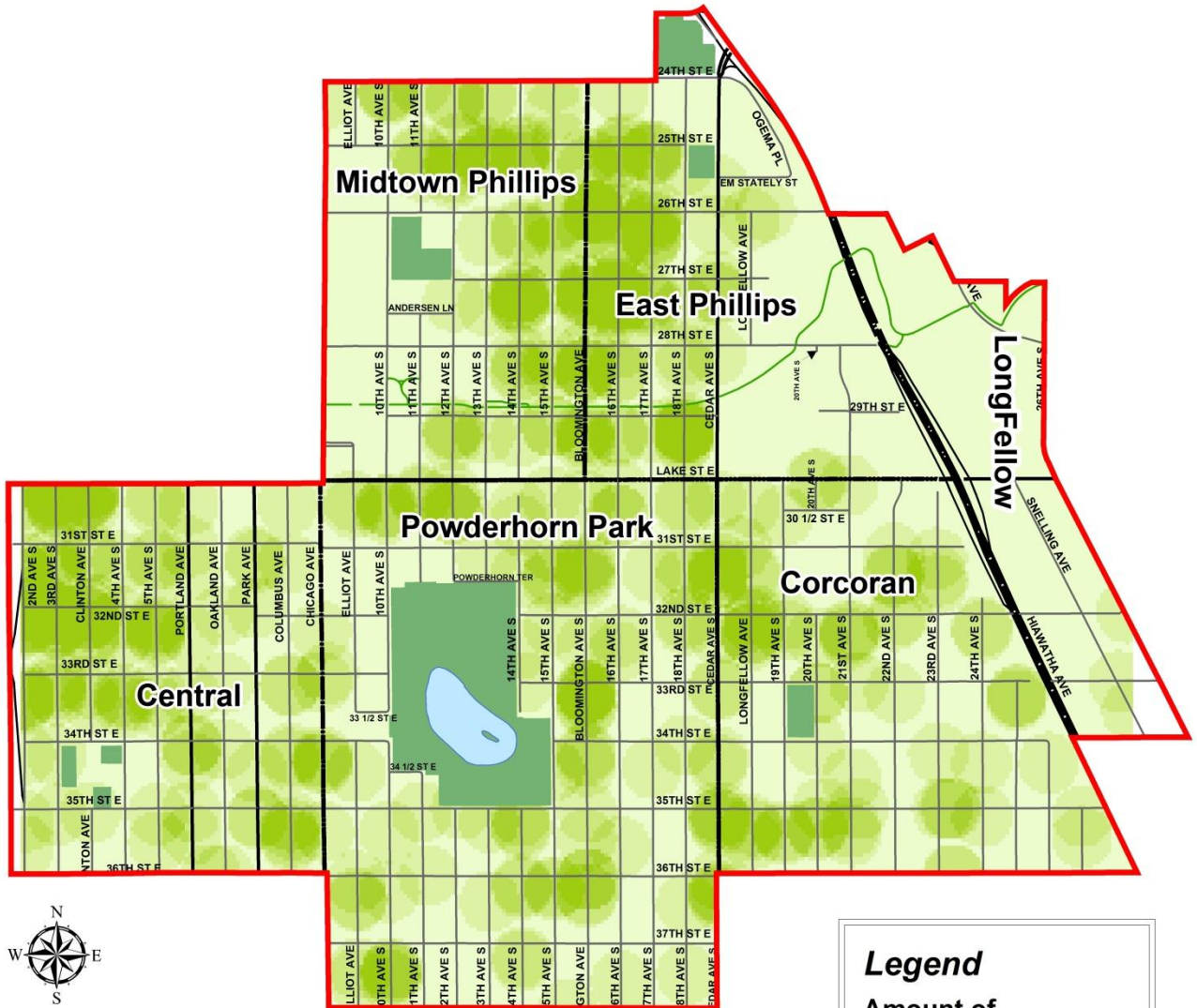
Note: There were no Problem Properties (PPU) in the East Phillips neighborhood.

Summary

Neighborhood	VBR Properties	VBR & Condemned Properties	COP Properties
East Phillips	02	04	07
Ward Totals:	26	38	39

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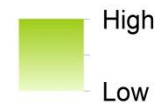
Ward 9 Abate List Properties



0 0.25 0.5 1 Miles

Legend

Amount of Abate List Properties



Neighborhood Boundaries

Parks

Water Bodies

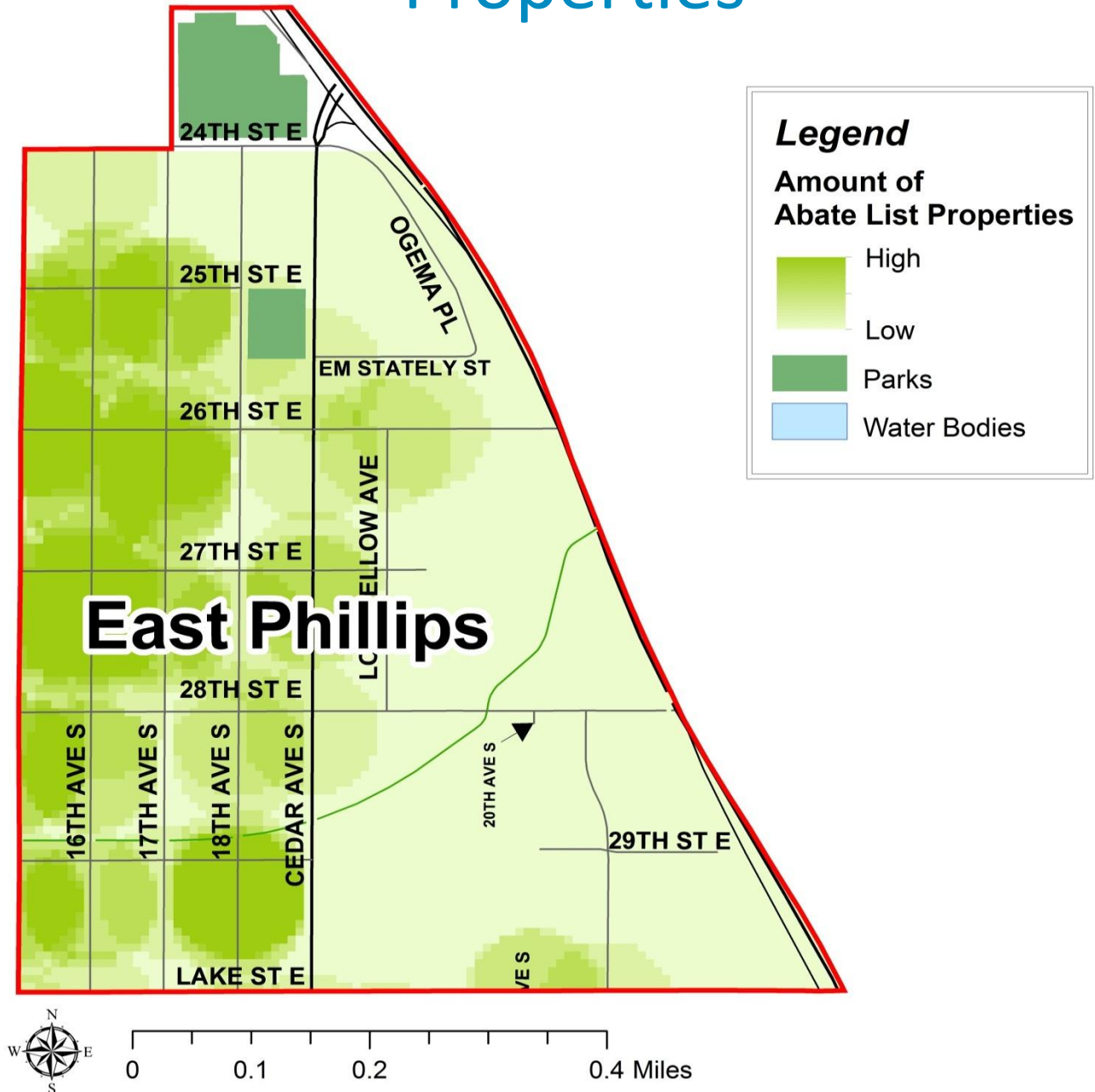
Summary

Neighborhood Number of Abate List Properties

Central	106
Corcoran	69
East Phillips	68
Longfellow	03
Midtown Phillips	58
Powderhorn Park	100
Total:	404

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Quinn Carr - Regulatory Services Associate
October 22, 2014

East Phillips Abate List Properties



Summary

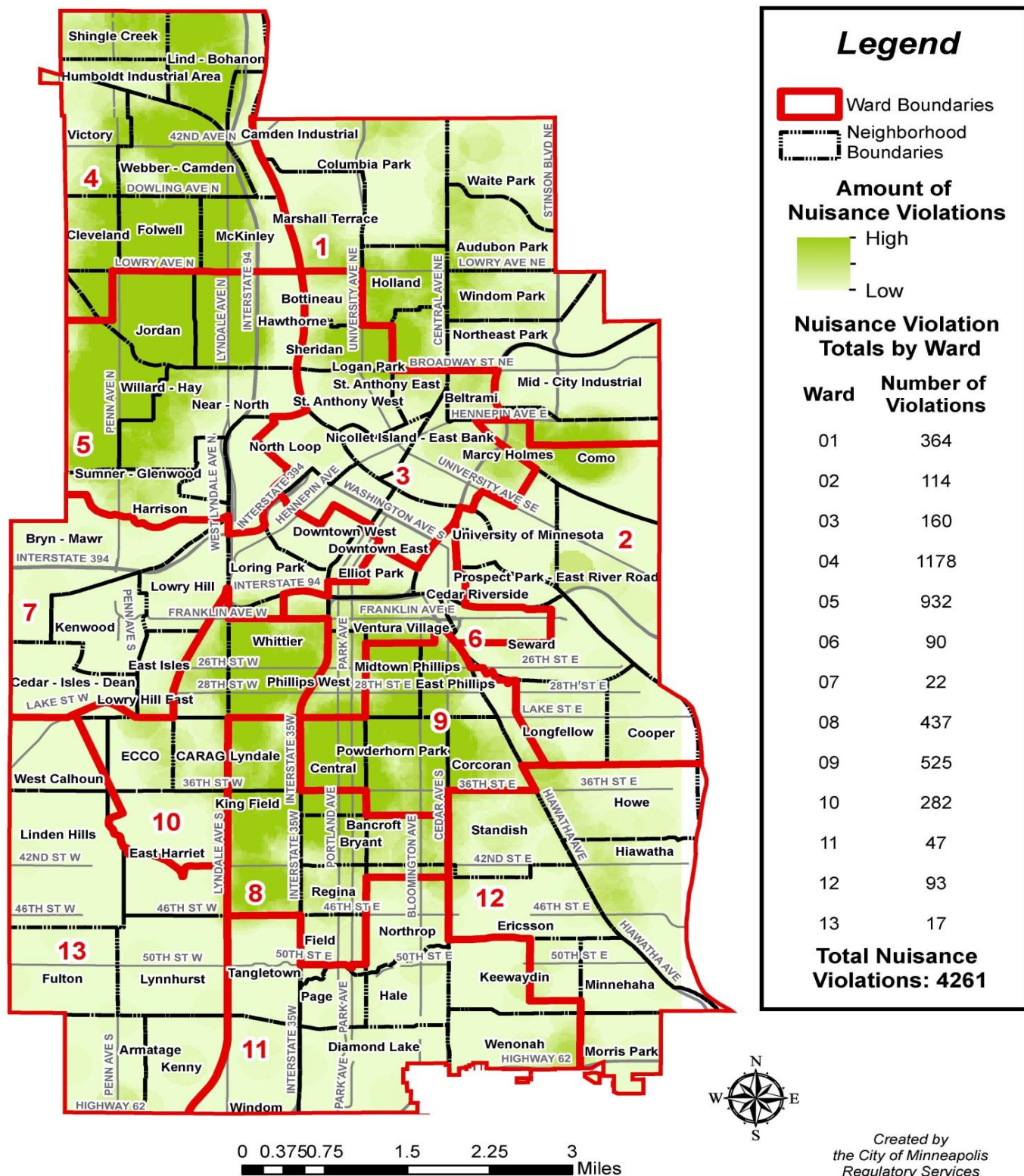
Neighborhood	Number of Abate List Properties
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East Phillips	68
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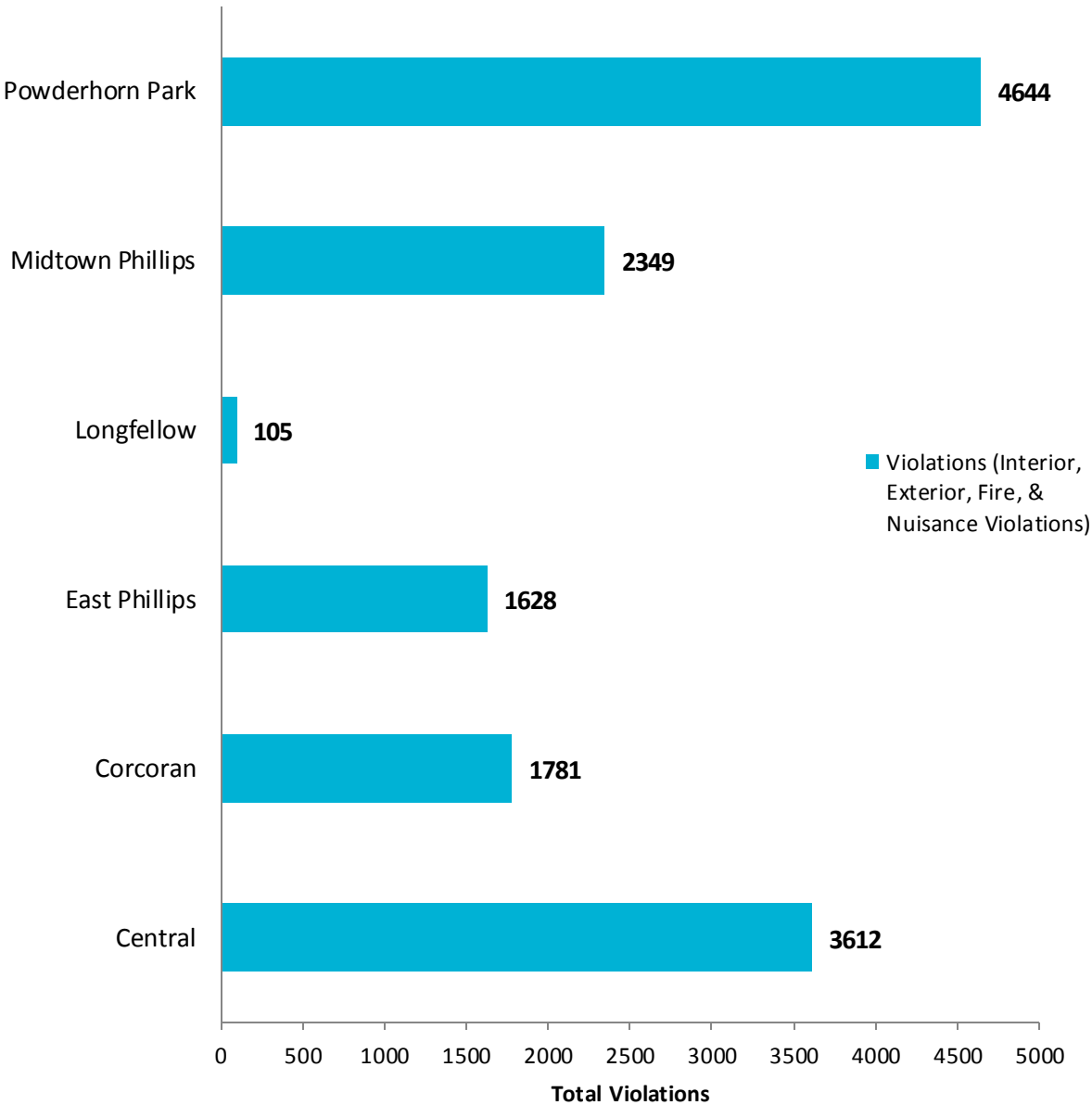
Ward Total:	404
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October 28, 2014

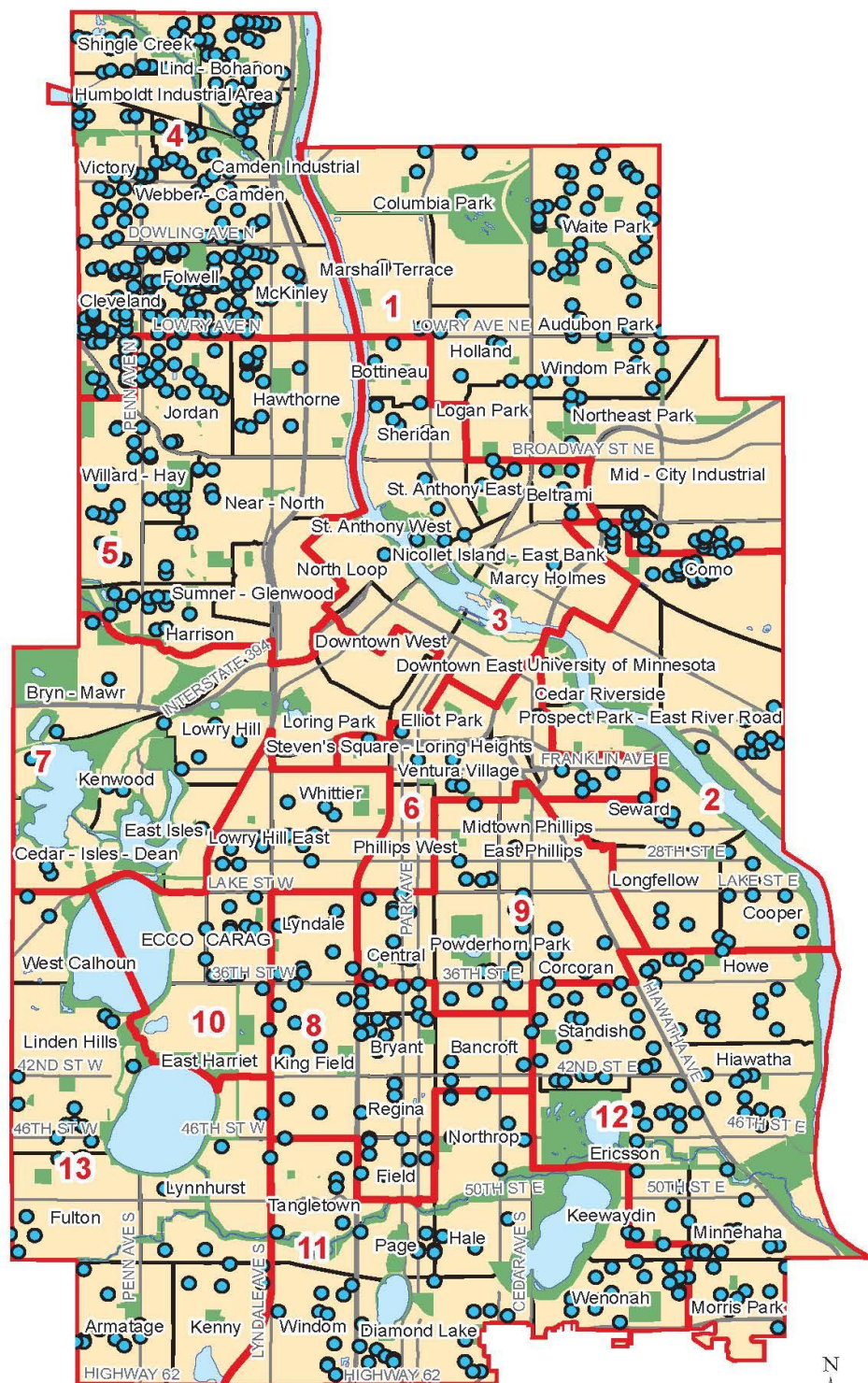
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Violations in Ward 9 (last 2 years)



Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

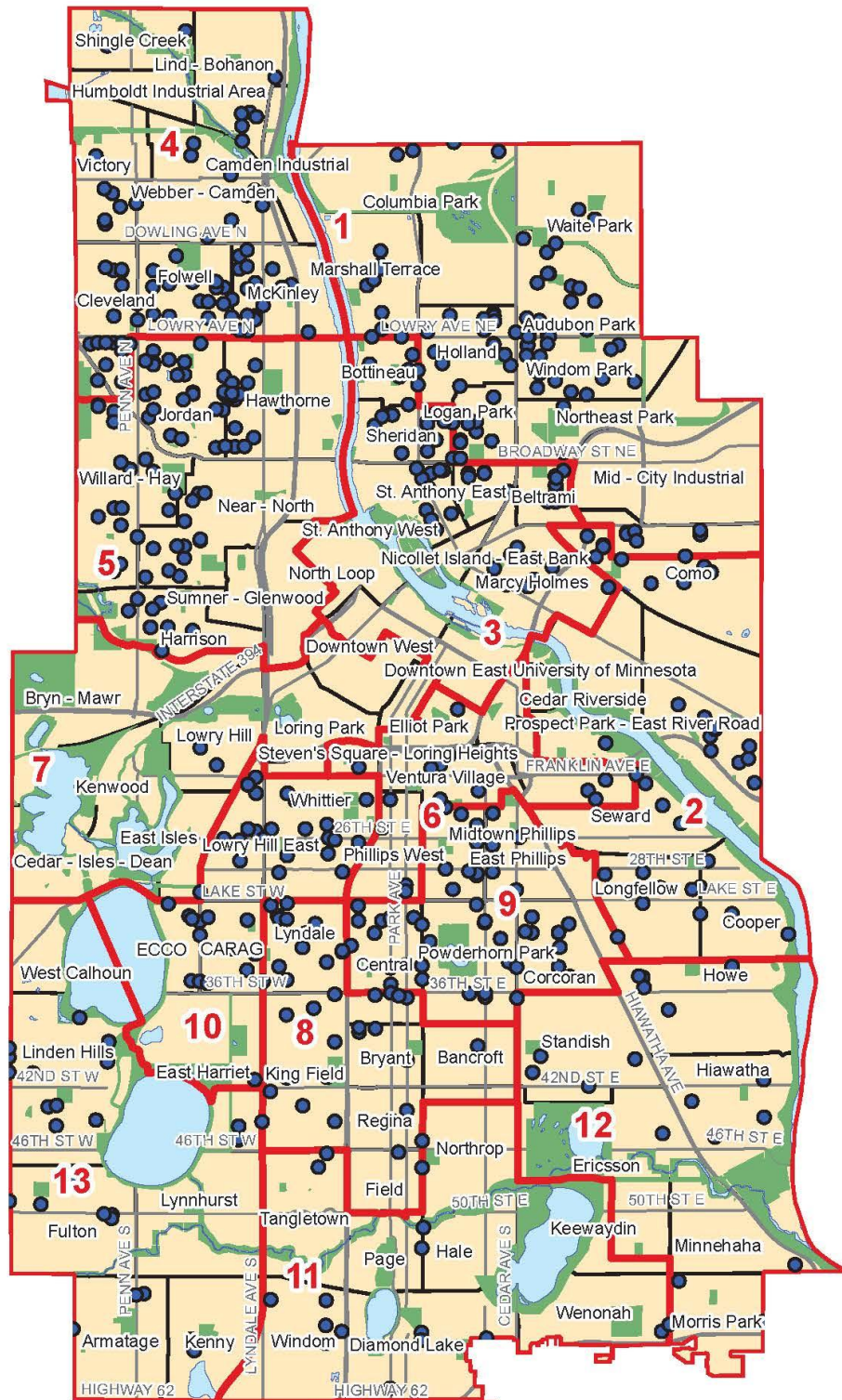
0 0.5 1 2 Miles



*6 Properties could not be Identified

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May 16, 2014

Rental License Change of Ownerships in 2013



Legend

- Rental License
CHOWN Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be Identified

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Regulatory Services
May 16, 2014

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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Residential inspections for single family homes up to triplexes

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Residential inspections for multifamily (4+) buildings

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Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU
Fire Inspection Services
Traffic Control
Animal Care and Control